

WEST WILTSHIRE DISTRICT COUNCIL

MINUTES

Minutes of the: **PLANNING COMMITTEE**

Held on: **THURSDAY 25 AUGUST 2005**

Held in: **THE COUNCIL CHAMBER, COUNCIL OFFICES,
BRADLEY ROAD, TROWBRIDGE**

Present:

Councillors: Rosier (Vice Chairman), Carbin, Clegg J, Clegg M,
Cunliffe-Jones (part), Hawker, James, Knight, Manasseh,
March, Oakman (part), Repton (part), and Viles

Also in attendance: Cllrs Cox (part), Davis (part)

Officers: Development Control Services Manager, (DH), Legal and
Democratic Services Manager (part), Principal Lawyer,
Principal Planning Officers (CC &PW), Heritage
Development Officer (KW) (part) Member Support Officer
(MS)

354. APOLOGIES & CHANGES TO THE MEMBERSHIP OF THE COMMITTEE

Apologies for absence were received from Cllr Burnan OBE, Clark, Newbury and Osborn.

Councillor Phillips replaced Councillor Clark

There were no changes to the membership of the Committee.

355. OPEN FORUM

Mr Andrew McDonald made an open forum presentation in respect of planning application – 05/01270/OUT – Land Rear of 10 Newtown, Westbury

For this and other open forum presentations in respect of planning applications please refer to minute number 360.

356. MINUTES

The minutes of the meetings held on 4 August 2005 were approved as a correct record and signed by the Chairman subject to the following amendment:

Minute no. 347 – Declarations of Interest

The declarations of interest made by Cllr March should read as follows:

05/00549/FUL & 05/00795/CON – 2 The Avenue, Warminster	March	Personal and Prejudicial interest – due to nearby applicant was acquaintanceship and political colleague – would leave room
05/01033/LBC – Land to rear of 62 and 66 Market Place, Warminster	March	Lobbied Personal Interest – adjoining landowners being political colleagues – would remain in the Chamber and vote

357. DECLARATIONS OF INTEREST

The following interests were declared:

Item No.	Application/Item	Councillor/Officer	Reason
	Various	J Clegg, M Clegg, James, Oakman	Had received general lobbying on a number of items
1	05/01014/FUL – Land to Rear of 62 and 66 Market Place, Warminster	Manasseh Davis March	Lobbied Lobbied Personal Interest – adjoining landowners being political colleagues – would remain in the Chamber and vote
2	05/01033/LBC - Land to Rear of 62 and 66 Market Place, Warminster	Manasseh March	Lobbied Personal Interest – adjoining landowners being political colleagues – would remain in the Chamber and vote
3	05/00827/LBC – Manor Farmhouse, Beanacre Manor, Old Road, Beanacre	Viles	Correspondence received – no action taken
7	05/01195/FUL – Land West of Haugh House, Haugh, Winsley	Cunliffe – Jones Viles	Spoken to neighbour Visited the site on way to meeting
11	05/01347/FUL – 8 Gibbs Leaze, Hilperton	J Clegg Cunliffe – Jones Knight Manasseh	Lobbied via telephone Lobbied Lobbied Lobbied

		March Repton Rosier	Lobbied Lobbied by neighbour Lobbied and letters received
13	05/00954/FUL – 32 Rosedale Gardens, Trowbridge	Knight	Member of Trowbridge Town Council Planning Committee.
14	05/00289/FUL – Land Rear of 16 High Street, Codford	Cunliffe – Jones Knight Manasseh March Rosier	Lobbied Lobbied Lobbied Lobbied Lobbied and received letters
	Trowbridge Applications	James	Chairman of Trowbridge Town Development Committee
	Melksham Applications	Oakman	Vice Chairman of Melksham Town Council Planning Committee
	Warminster Applications	Davis	Member of Warminster Town Council Planning Committee

358. QUESTIONS

No formal questions were received.

359. ANNOUNCEMENTS FROM THE CHAIRMAN

The Chairman made no announcements

360. PLANNING APPLICATIONS

Delegated Decisions made since the last Planning Committee meeting

05/01024/ADV – Lidl Limited, Canal Road, Trowbridge

Cllr James informed officers that Trowbridge Town Council Planning Committee had requested a condition be attached to the application requesting that the flagpole be a non 'pinging' flagpole. Officers would confirm if this condition had been attached to the application.

04/02279/FUL – Fore Street Farm, 23 Back Lane, Great Hinton

The delegated decision list had omitted to include the decision issued for this application. Officers would inform the committee of the decision granted at the next planning committee meeting.

Open Forum speakers:

Application	Speaker(s)
05/01014/FUL - Land to rear of 62 and 66 Market Place, Warminster	Mr Michael Thomas, Mrs Joan Main, Mr Bryan Adderley, Mr David Sharp
04/01533/FUL – Bradford Rugby Football Club, Great Ashley, Winsley	Mr Derrick Hunt, Mr Michael Mizen
05/01045/FUL – Westwood Nursery School, Upper Westwood, Westwood	Mr Christopher Humphries
05/01195/FUL – Land West of Haugh House, Haugh, Winsley	Mr Bill Lowe
05/01347/FUL – 8 Gibbs Leaze, Hilperton	Mr Nailor
05/00289/FUL – Land Rear of High Street, Codford	Mrs Wyeth, Mr Robert Cole
05/01270/OUT – Land Rear of 10 Newtown, Westbury	Mr Andrew McDonald *, Mr Geoffrey Honeyfield

* Spoke at beginning of meeting

Applications Deferred

05/01014/FUL– Land to rear of 62 and 66 Market Place, Warminster

Officers recommended that planning permission be granted at a future date in the event of the Head of Regulatory Services being satisfied as to the prior completion of a Legal Agreement to: -

1. Secure a developers contribution towards provision/maintenance of public open space facilities in Warminster Park
2. To secure an appropriate traffic management scheme, to control the operation and management of the access courtyard which serves the development site
3. To retain the 12 residential units as car free dwellings with no vehicular rights of access onto the site or authority to park vehicle therein

& 05/01033/LBC – Land to rear of 62 and 66 Market Place, Warminster

Officers also recommended that the Development Control Manager be authorised to grant consent in association with and at the same time as application 05/01014/FUL.

The Committee however resolved to defer both applications to resolve issues of access traffic management.

Additional/Change to Condition/s

04/01553/FUL – Bradford Rugby Football Club, Great Ashley, Winsley

The above application was granted permission in line with the recommendation of officers, subject a fourth condition being imposed:

- 4 Details of the lighting, including measures to minimise sky glow, glare and light trespass, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall be carried out in accordance with the approved details

Reason: In order to ensure that glare and light spillage is minimised and there is no adverse impact on the environment.

Policy: West Wiltshire District Plan – 1st Alteration policy C35

05/01045/FUL – Westwood Nursery School, Upper Westwood, Westwood

The above application was granted permission in line with the recommendation of officers, subject to the following amendment to condition 3: -

- 3 No more than 45 20 children shall attend the nursery school at any one time

Reason: In order to control the number of vehicular movements along Upper Westwood, and in the interest of highway safety as per agenda

Decisions made against officers' recommendation

05/01195/FUL – Land West of Haugh House, Haugh, Winsley

The above application was recommended for planning permission by officers. However, the Committee resolved that planning permission be refused for the following reasons:

- 1 The proposal, by virtue of its location, would be accessed by unsuitable narrow lanes to the detriment of the safety and convenience of other road users.
- 2 The proposal would by virtue of its siting and location within the Western Wiltshire Green Belt be contrary to policy GB2 in that it is not essential to the outdoor recreation for the site and would not preserve the openness of the Green Belt.
- 3 The proposal by virtue of the siting of the proposed stables in close proximity to the adjoining residential garden would result in a loss of amenity to the occupiers by reason of noise and smell, contrary to policy C38 of the West

Wiltshire District plan – 1st Alteration, 2004.

05/01347/FUL – 8 Gibbs Leaze, Hilperton

The above application was recommended for planning permission by officers. However, the Committee resolved that planning permission be refused for the following reasons:

- 1 The application proposal would result in a loss of amenity contrary to policy C38 of the West Wiltshire District Plan – 1st Alteration, 2004 by virtue of its style, height and proximity to neighbouring properties.
- 2 The application proposal would be out of sale and character with this building and the surrounding properties contrary to policy c31a of the West Wiltshire District Plan – 1st Alteration, 2004

05/01270/OUT – Land Rear of 10 Newtown, Westbury

The above application was recommended for planning permission by officers. However, the Committee resolved that planning permission be refused for the following reasons:

- 1 The proposal by reason of the layout and turning are in close proximity to no. 40 Hillside park would result in an intensification of vehicle movement and an unacceptable level of nuisance and noise which would be detrimental to the amenity of the neighbouring property, contrary to policy C38 of the West Wiltshire District Plan – 1st Alteration 2004.
- 2 The proposal by reason of the siting of the proposed dwelling would create an unsatisfactory relationship with neighbouring properties resulting in overlooking of the private amenity area of the proposed dwelling by number 37 Hillside park, detrimental to the amenity of the future occupiers of the dwelling and contrary to policy C38 of the west Wiltshire District Plan – 1st Alteration, 2004.

Change of Recommendation

05/01016/FUL – 2 Old Track, Limpley Stoke

In the agenda papers the application was recommendation for refusal, however the committee resolved to agree to the officers recommendation, as featured in the late list: - That this application be deferred to allow for the consideration of amended plans and should the amended proposals overcome the recommendation to refuse planning permission, the Development Control Manager be authorised to grant permission. On the proviso that the Development Control Manager consult with 2 ward members should Officers be minded to permit the application.

Requests By The Committee

05/00827/LBC – Manor Farmhouse, Beanacre Manor, Old Road, Beanacre

Members requested that a report on the compliance with the conditions be brought back to committee in 3 months time by the compliance officer.

Members highlighted this case as an example of the importance for applicants to contact planning officers to discuss works to buildings.

RESOLVED:

- (a) That the list of delegated decisions made since the last meeting be received and noted.**
- (b) To make decisions on planning and related applications as set out in the appendix to these minutes.**
- (c) That the report – Withdrawal of Application 05/01078/FUL – be noted**

NOTE:

VOTE TO CONTINUE

During the consideration of planning applications, and in accordance with the Constitution, the Committee voted to continue with the meeting after 10pm.

Recorded Votes

05/01195/FUL – Land West of Haugh House, Haugh, Winsley

Cllr Viles requested that his vote for refusal against the above mentioned application be recorded.

05/01406/FUL – 20 Corfe Road, Melksham

Cllr Oakman requested that his vote against the decision to grant planning permission in respect of the above mentioned application be recorded.

Attendance

05/00827/LBC – Manor Farmhouse, Beanacre Manor, Old Road, Beanacre – Cllr Cunliffe-Jones left and returned to the meeting during the officer's presentation of this application.

04/01553/FUL – Bradford Rugby Football Club, Great Ashley, Winsley – Cllr James left the meeting during the officer's presentation of this application and returned during the open forum. Cllr Repton left and returned during the debate of the application.

05/01045/FUL – Westwood Nursery School, Upper Westwood, Westwood - Cllrs Oakman, Phillips and Cox left the meeting during the officer's presentation of this application. Cllrs Cox and Oakman returned during the officer's presentation of the same application. Cllr Phillips returned during the debate of the application.

05/01081/ADV – Land South of Shails Lane, Bowerhill – Cllr Knight left the meeting during the officer's presentation and returned after a decision had been made on the application.

05/01195/FUL – Land West of Haugh House, Haugh, Winsley – Cllr James left and returned to the meeting during the debate.

05/01406/FUL – 20 Corfe Road, Melksham – Cllr Viles left and returned to the meeting during the officer's presentation of this application.

05/01347/FUL – 8 Gibbs Leaze, Hilperton – Cllr Hawker left and returned to the meeting during the debate of this application.

05/01118/FUL – Pear Tree Inn, Top Lane, Whitley – Cllrs Oakman and Cox left the meeting during the officer's presentation of this application and did not return to the meeting.

05/00954/FUL – 32 Rosedale Gardens, Trowbridge – Cllr Carbin left and returned to the meeting during the officer's presentation of this application.

Cllrs Repton and Cunliffe-Jones left the meeting during the Planning Appeals Updates and did not return to the meeting.

361. PLANNING APPEALS – UPDATE

The Planning Committee meeting on the 4 August resolved to defer consideration of the Planning Appeals Update Report for the period 1 July – 21 July 2005 until this meeting. Christine Caistor presented both this report and the Planning Appeals Update Report for the period 22 July – 10 August 2005.

Christine Caistor drew member's attention to application 04/01063/OUT – Land At Southview, Trowbridge as the Government Office had decided to call in the application. The application would be determined by the First Secretary of State and would be heard by a Public Inquiry, the date of which is yet to be confirmed.

Cllr Rosier expressed his disappointment with the Inspectors decision regarding application 04/00734/FUL – Land at Westbourne Gardens. Suggestions on how to introduce residents only parking areas were discussed.

RESOLVED:

That the Planning Appeals Update Reports for 1 July – 21 July 2005 and 22 July – 10 August 2005 be noted.

DATE OF NEXT MEETING

A special meeting of the Planning Committee will be held on **Thursday 8 September 2005 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

The next ordinary meeting of the Planning Committee will be held on **Thursday 15 September 2005 at 7.00pm** in the Council Chamber at the Council Offices, Bradley Road, Trowbridge.

(7.00pm – 11.05pm)

These minutes were prepared by Melanie Stimpson, Member Support Officer who can be contacted on direct line 01225 770322 or email

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